



Planning & Community Development Department
STAFF REPORT TO THE PLANNING COMMISSION

**Proposed Liberty Village Specific Area Plan Overlay
(SAP-06-0001)**

HEARING DATE: October 4, 2006 @ 4:00 p.m.
PROPOSAL COORDINATOR: Amanda Tainio, Associate Planner
PROPOSAL: Liberty Village Specific Area Plan Overlay (SAP-06-0001)
PROPOSAL SUMMARY:

Location	Southeast corner of Simpson & Appleway Ave.
Applicant	Liberty Lake Investments, LLC
Proposal Information	A zoning overlay to allow for a mix of uses in a neighborhood / village environment

REGULATORY AUTHORITY:

WAC 365-195 - Growth Management -- Procedural Criteria for Adopting Comprehensive Plans and Development Regulations
RCW 36.70A - Growth Management -- Planning By Selected Counties and Cities
WAC 197-11 - SEPA Rules

SEPA:

The proposal applicant completed a SEPA Checklist on the proposed Liberty Village Specific Area Plan Overlay (SAP-06-0001). The City of Liberty Lake Planning & Community Development Department determined that the proposal, as a non-project review, would have no significant adverse environmental impacts and issued a Determination of Nonsignificance (DNS) and Adoption of Existing Environmental Document on the Liberty Village Specific Area Plan Overlay (SAP-06-0001) on August 30, 2006. The City adopted the Spokane County Final Supplemental Environmental Impact Statement for the Spokane County Comprehensive Plan that was prepared on November 22, 2000 and was previously adopted for the original City of Liberty Lake Comprehensive Plan and Development Code. The SEPA Checklist and Threshold Determination were routed to agencies on August 30, 2006 and a Notice of Availability was published in the September 1 and September 8, 2006 Valley News Herald. The SEPA Notice of Availability was also posted on the City website and emailed to the public notice group on August 30, 2006. Comments on the SEPA Checklist and Threshold Determination were due by 4 p.m., September 13, 2006. The appeal deadline is fourteen (14) calendar days after the comment period closed (September 27, 2006).

Two comments were received on the proposed Liberty Village Specific Area Plan Overlay (see attachments).

1. The Liberty Lake Sewer & Water District submitted comments concerning their ability to serve the development.
2. A comment letter was received from Kirk Kappen and other adjacent property owners concerning items to be considered during the development process.

PUBLIC PARTICIPATION OPPORTUNITIES:

1. Introduction to the proposed Liberty Village Specific Area Plan Overlay (SAP-06-0001), Planning Commission Meeting – August 9, 2006
 - Agenda posted at City Hall & the Liberty Lake Post Office
 - Agenda emailed to public notice group & posted on City website
2. Public Workshop on proposed Liberty Village Specific Area Plan Overlay (SAP-06-0001), Planning Commission Special Meeting – August 30, 2006
 - Notice of Public Workshop published in the Valley News Herald on August 18, 2006 & August 25, 2006
 - Notice of Public Workshop emailed to public notice group & posted on City website on August 10, 2006
 - Notice of Public Workshop posted at City Hall & the Liberty Lake Post Office on August 11, 2006
 - Agenda posted at City Hall & the Liberty Lake Post Office
 - Agenda emailed to public notice group & posted on City website
3. Non-Project SEPA Checklist and Threshold Determination Review – August 30, 2006 to September 13, 2006
 - Notice of Availability published in the Valley News Herald on September 1, 2006 & September 8, 2006
 - Notice of Availability emailed to public notice group & posted on City website on August 30, 2006.
 - Notice of Availability mailed to reviewing agencies on August 30, 2006
4. Discussion on proposed Liberty Village Specific Area Plan Overlay (SAP-06-0001) and SAP process, Planning Commission Meeting – September 13, 2006
 - Agenda posted at City Hall & the Liberty Lake Post Office
 - Agenda emailed to public notice group & posted on City website
5. Public Hearing on proposed Liberty Village Specific Area Plan Overlay (SAP-06-0001), Planning Commission Special Meeting – October 4, 2006
 - Notice of Public Hearing published in the Valley News Herald on September 22, 2006 & September 29, 2006
 - Notice of Public Hearing emailed to public notice group & posted on City website on September 19, 2006
 - Notice of Public Hearing posted at City Hall & the Liberty Lake Post Office on September 19, 2006
 - Notice of Public Hearing mailed to reviewing agencies, property owner's within a 400' radius of the subject site, & members of the public that submitted comments on September 19, 2006.
 - Notice of Public Hearing sign posted on subject property on September 20, 2006
 - Agenda posted at City Hall & the Liberty Lake Post Office
 - Agenda emailed to public notice group & posted on City website

REVIEWING AGENCIES:

Agencies Notified	Notification	Response Received	Comment Summary
City Engineer	SEPA Documents - Mailed 8/30/06 Notice of Public Hearing - Mailed 9/19/06	No	No comments received as of September 25, 2006
Fire District #1	SEPA Documents - Mailed 8/30/06 Notice of Public Hearing - Mailed 9/19/06	No	No comments received as of September 25, 2006
Dept. of Ecology - Olympia	SEPA Documents - Mailed 8/30/06	No	No comments received as of September 25, 2006
Dept. of Ecology - Spokane	SEPA Documents - Mailed 8/30/06	No	No comments received as of September 25, 2006
Dept. of Transportation - Spokane	SEPA Documents - Mailed 8/30/06 Notice of Public Hearing - Mailed 9/19/06	No	No comments received as of September 25, 2006
SCAPCA	SEPA Documents - Mailed 8/30/06 Notice of Public Hearing - Mailed 9/19/06	No	No comments received as of September 25, 2006
Avista Utilities	SEPA Documents - Mailed 8/30/06 Notice of Public Hearing - Mailed 9/19/06	No	No comments received as of September 25, 2006
QWEST	SEPA Documents - Mailed 8/30/06 Notice of Public Hearing - Mailed 9/19/06	No	No comments received as of September 25, 2006
Liberty Lake Sewer District	SEPA Documents - Mailed 8/30/06 Notice of Public Hearing - Mailed 9/19/06	8/31/06	Based on preliminary information, they can serve the development with sewer & water service
Community Cable	SEPA Documents - Mailed 8/30/06 Notice of Public Hearing - Mailed 9/19/06	No	No comments received as of September 25, 2006
WA State Dept. of Health	SEPA Documents - Mailed 8/30/06 Notice of Public Hearing -	No	No comments received as of September 25, 2006

	Mailed 9/19/06		
Spokane Regional Health District	SEPA Documents - Mailed 8/30/06 Notice of Public Hearing - Mailed 9/19/06	No	No comments received as of September 25, 2006
Spokane County Building & Planning	SEPA Documents - Mailed 8/30/06 Notice of Public Hearing - Mailed 9/19/06	No	No comments received as of September 25, 2006
Spokane County Engineering & Roads	SEPA Documents - Mailed 8/30/06 Notice of Public Hearing - Mailed 9/19/06	No	No comments received as of September 25, 2006
Spokane County Utilities	SEPA Documents - Mailed 8/30/06 Notice of Public Hearing - Mailed 9/19/06	No	No comments received as of September 25, 2006
City of Spokane Valley	SEPA Documents - Mailed 8/30/06 Notice of Public Hearing - Mailed 9/19/06	No	No comments received as of September 25, 2006
Central Valley School District	SEPA Documents - Mailed 8/30/06 Notice of Public Hearing - Mailed 9/19/06	No	No comments received as of September 25, 2006
Consolidated Irrigation	SEPA Documents - Mailed 8/30/06 Notice of Public Hearing - Mailed 9/19/06	No	No comments received as of September 25, 2006
TransCanada	SEPA Documents - Mailed 8/30/06 Notice of Public Hearing - Mailed 9/19/06	No	No comments received as of September 25, 2006

PUBLIC COMMENTS (WRITTEN):

Name & Address	Comments Received	Comment Summary
Kirk Kappen PO Box 895 Liberty Lake, WA 99019 Kevin Rudeen PO Box 633	9/13/06	Comments concerning items to be considered during the development process, specifically on protection of their adjacent rural zoning.

Liberty Lake, WA 99019 Kent Rudeen PO Box 456 Liberty Lake, WA 99019 Rocky Hill Lane Partnership PO Box 633 Liberty Lake, WA 99019		
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STAFF SUMMARY

1. The Growth Management Act was established in the State of Washington in 1990 to provide a framework for land use planning and development regulation.
2. Spokane County and the cities within it were mandated to plan under the GMA in 1993.
3. As a City within Spokane County, Liberty Lake has crafted a Comprehensive Plan and Development Regulations which reflect and implement the community's vision for land use.
4. The 13 planning goals outlined in RCW 36.70A, guide the development and adoption of comprehensive plans and development regulations
5. The comprehensive plan is the starting point for any planning process and the centerpiece of local planning. Development regulations implement the Comprehensive Plan and include a variety of land use regulations, such as zoning, subdivisions, critical areas, landscaping, planned unit development, signs, etc. and the City Development Code must be consistent with the adopted City Comprehensive Plan, as well as being internally consistent. State agencies are required to comply with comprehensive plans and development regulations of jurisdictions planning under the GMA.
6. The 2006 City Comprehensive Plan & Development Code Amendments process was a "bottom up" effort, involving early and continuous public participation and the public had the opportunity to comment throughout the process.
7. GMA requires proposed comprehensive plans or development regulations, including proposed amendments, be forwarded to the Department of Community, Trade and Economic Development for review and comment 60 days prior to the final City Council adoption.
8. The City Development Code Article 10-2M, Specific Area Plan Overlays outlines the purpose and process for SAP designations.
9. Specific area plan overlay districts ("specific plans") describe in more detail the type of development planned for a specific area than is typically found in a comprehensive plan or zone map. The area covered by a specific plan can include multiple parcels and land owners, or a single large parcel. Some of the characteristics of specific plans are:
 - a. Designation of site specific land uses (e.g., for individual parcels);
 - b. Design standards or a development style specific to a geographic area (e.g., Transit Oriented Development);
 - c. Detailed description of public facilities needed to serve development;
 - d. The plan is adopted through a consensus-based process involving property owners;
 - e. Streamlined development review for projects that are part of the plan; and
 - f. May include intergovernmental agreements and complimentary zoning for sites that cross jurisdictional boundaries (e.g., between city and county).

10. Specific plans usually focus on some unique feature of the site, such as natural resources, economic activity, or desired neighborhood character. Specific plans may be used for large undeveloped areas, or partially developed areas with potential for infill and redevelopment.
11. Specific plans do not require phasing or a timeframe for development, and an application for future development (i.e., subdivision and/or site plan) need not accompany the application for specific plan approval. However, all land use applications for property within the specific plan area are required to comply with the specific area plan overlay districts policies and regulations.

ATTACHMENTS:

1. Comment Letter from the Liberty Lake Sewer & Water District
2. Comment Letter from Kirk Kappen & adjacent property owners
3. City Development Code Article 10-2M, Specific Area Plan Overlays
4. Revised Liberty Village Specific Area Plan Overlay Proposal